



London Ranch Estates Subdivision 22PL1186

Request for Plat Waiver for Wastewater Construction

Planning Commission Meeting
April 17, 2024



Proposed Waiver for Wastewater Construction



Stuart A. Lynn, PE
N. Mitchell Carrillo, PE
John D. Merecer, PE
Brian M. Kramer, PE

January 5, 2024

City of Corpus Christi
ATTN: Al Raymond, AIA, CBO
2406 Leopard Street
Corpus Christi, Texas 78401

Dear Sir:

Pursuant to section 8.5.2.G Waivers of the Unified Development Code (UDC) we request a waiver be granted for the subject plat LONDON RANCH ESTATES. The proposed development is 84.368ac. Wastewater is currently unavailable and the closest wastewater connection is further than 1000ft. The current master wastewater plan provided by Pape Dawson dated July 2023 available on the City of Corpus Website and the proposed master wastewater plan provided by Pape Dawson dated October 2023 both show the subject tract outside the wastewater service area. The site will be served by onsite sewer facilities on individual single-family lots.

Thank you for reviewing our waiver request. Please feel free to call if you require further information or have any questions.

Sincerely,
Lynn Engineering

N. Mitchell Carrillo, PE
mitchell.carrillo@lynnengineering.com



London Ranch Estates





UDC 3.8.3.D.

Applicable Factors for Consideration

The waiver may be *approved*, *approved with conditions* or *denied* after Planning Commission's **consideration of the following factors for waiving wastewater construction**:

1. Granting waiver shall not be a detriment to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. If application of a provision will render subdivision of land unfeasible;
 4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the UDC
-



Wastewater Construction Requirement

UDC 3.8.5.D.4 Final Plat Review Criteria

*“The tract of land subject to the application is **adequately served** by the **improvements and infrastructure**, including water, storm water and **wastewater**, or will be adequately served upon completion by the applicant of required improvements that **meets the standards of Article 8.**”*



Applicable Subdivision Design (Article 8) Standards

UDC 8.1.4.C requires that a developer provide a **wastewater system when platting**.

UDC 8.1.5 requires **continuity of improvements** among adjacent properties.

UDC 8.2.7.A requires that “every lot within a proposed subdivision shall be provided with access to an **approved wastewater collection and treatment system of sufficient capacity** as determined by adopted City wastewater standards and master plans.”



Applicable Subdivision Design (Article 8) Standards

UDC 8.2.7.B. When any subdivision is planned that is *not reasonably accessible* to a public wastewater facility of sufficient capacity as determined by adopted City wastewater standards, such subdivision is eligible for a waiver from this requirement to construct or extend access to such a wastewater system.

an individual aerobic
(septic) system with:

- minimum lot area of one-half acre per single family dwelling
- aerobic systems to be installed concurrent with development
- design and installation conform to city City-County Health Department requirements

an individual
wastewater treatment
plant serving the
subdivision, or

interim service by
construction of lift
station(s) and force
main(s).



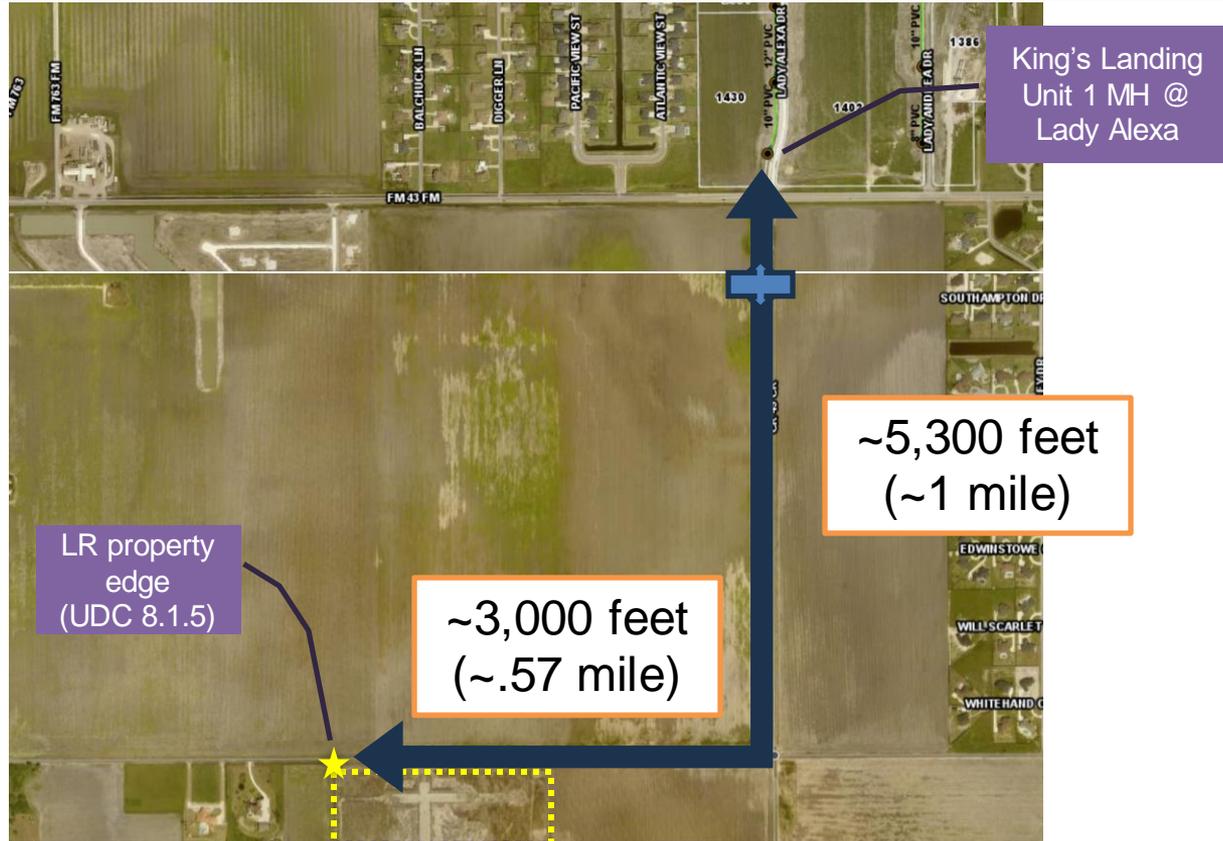
UDC Section 8.2.7.B.1.d.(i)-(ii)

“Reasonably accessible”

1. master plan facilities (including trunk mains and lift stations) **currently exist** in the designated service area, and such facilities can be extended to serve the subdivision; and
2. collection lines of adequate capacity to service the proposed development are **within 1,000 feet** of the subdivision and can be extended.



Nearest Existing WW Access





Cost Estimate

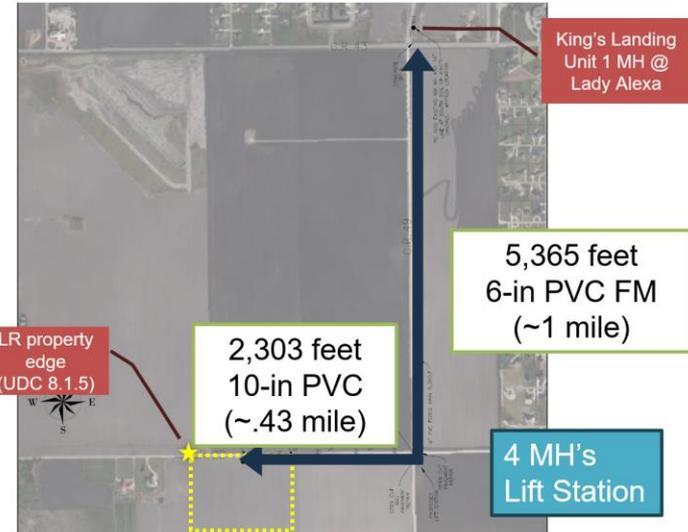


2200 Avenue A
 Bay City, Texas 77414
 (979)245-8900
 FIRM F-324

ENGINEERS OPINION OF PROBABLE COST

Project: LMK London
 Date: March 12, 2024
 Location: Corpus Christi, TX
 Job No.: 37003

	Qty.	Unit	Unit Cost	Engineers Estimate
10" PVC Sewer line (Open Cut <15ft depth)	2,303	LF	\$ 75.00	\$ 172,725.00
6" Force Main	5,365	LF	\$ 50.00	\$ 268,250.00
5' Diameter Manhole	5	EA	\$ 6,000.00	\$ 30,000.00
Trench Safety	7,668	LF	\$ 1.00	\$ 7,668.00
Tie into Existing Sewer Line	1	EA	\$ 10,000.00	\$ 10,000.00
Driveway Repair	120	SF	\$ 5.00	\$ 600.00
Asphalt Pavment Repair	336	SF	\$ 12.00	\$ 4,032.00
Concrete Bore	120	LF	\$ 140.00	\$ 16,800.00
Lift Station	1	LS	\$ 275,000.00	\$ 275,000.00
TOTAL PROJECT= \$				785,075.00
10% CONTINGENCY = \$				78,507.50
TOTAL PROJECT WITH CONTINGENCY = \$				863,582.50



LYNNE ENGINEERING
 civil mechanical consulting engineers

2200 AVENUE A
 BAY CITY, TEXAS 77114
 FAX: (877) 245-8246



LMM LONDON SUBDIVISION
WASTE WATER TREATMENT PLANT

WASTE WATER EXHIBIT

CUSTOMER NAME

PROJECT NAME

PROJECT NO.	37000
DATE	5/12/14
DRAWN BY	SEL
CHECKED BY	
REVISION BY	
DATE	

PRINTED

DATE	REVISIONS
5/12/14	DESIGN LAYOUT

REVISIONS

NO.	REMARKS

DATE NO.

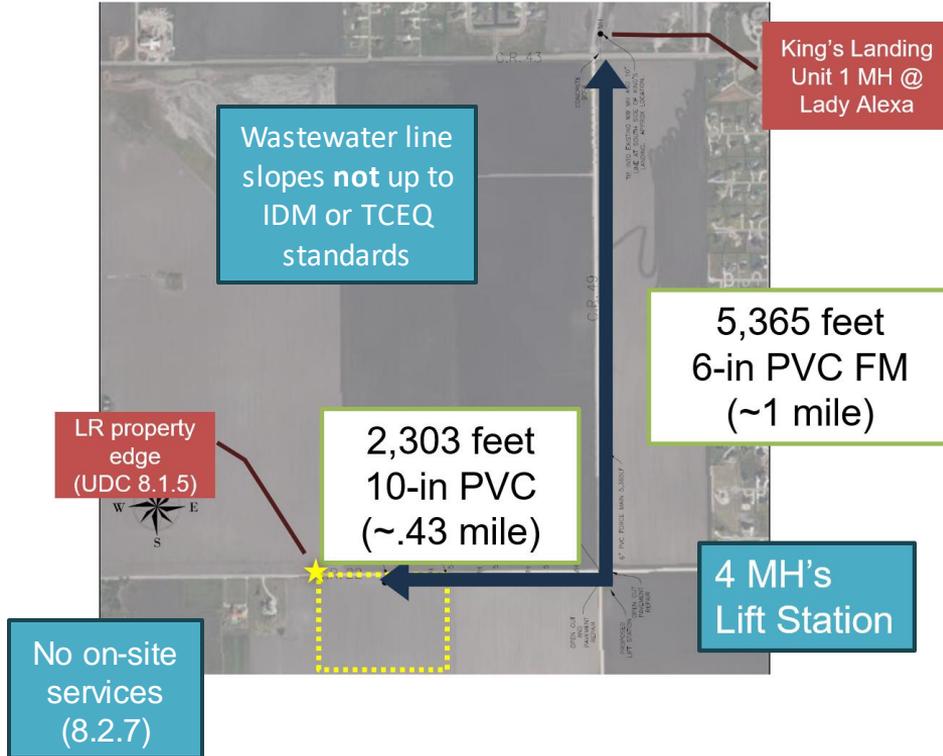
C1



Exhibit D



Proposed Wastewater Construction Plans

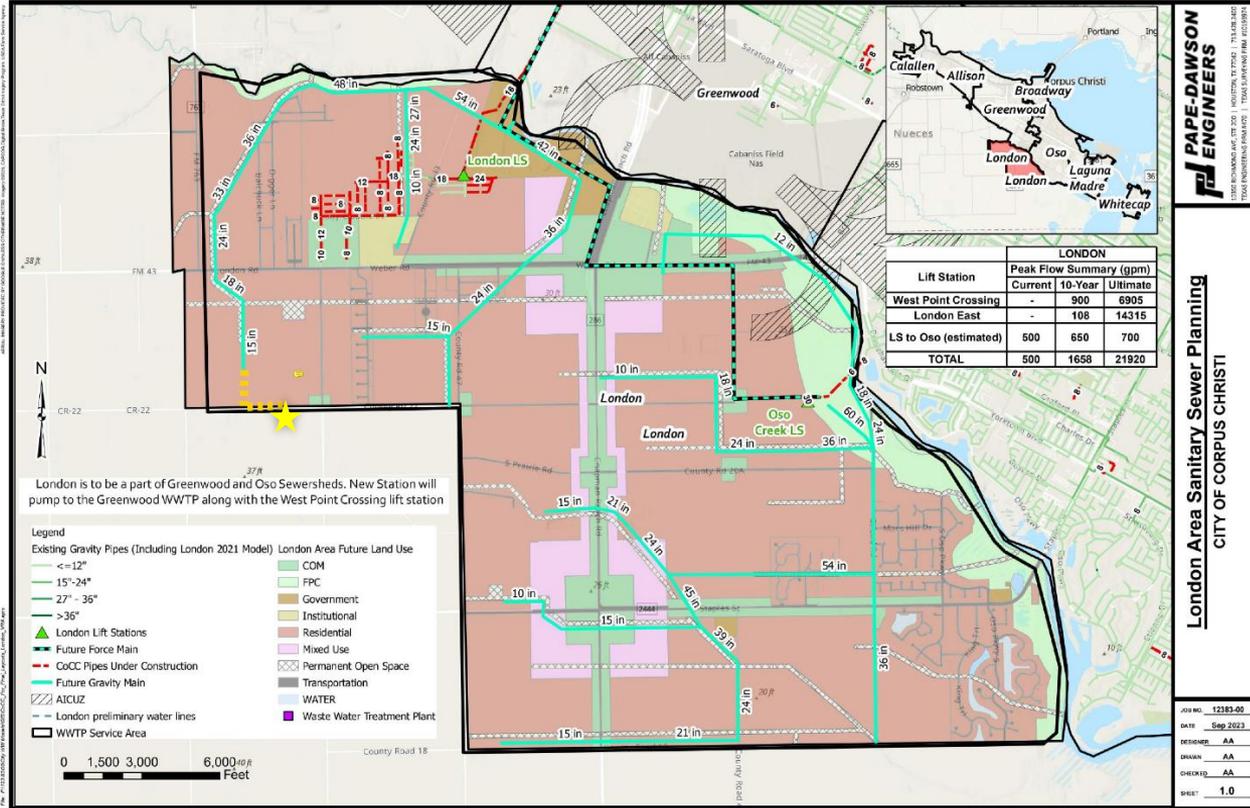


If waiver is denied, proposed plans would **not** be approved

- Design doesn't meet standards
- All lots must have access
- Must provide connectivity
- The distance to the Master Plan connection point is about 5,000 feet less than the proposed connection to the existing manhole



London Area Wastewater Master Plans



Lift Station	LONDON		
	Current	10-Year	Ultimate
West Point Crossing	900	6905	
London East	108	14315	
LS to Oso (estimated)	500	650	700
TOTAL	500	1658	21920

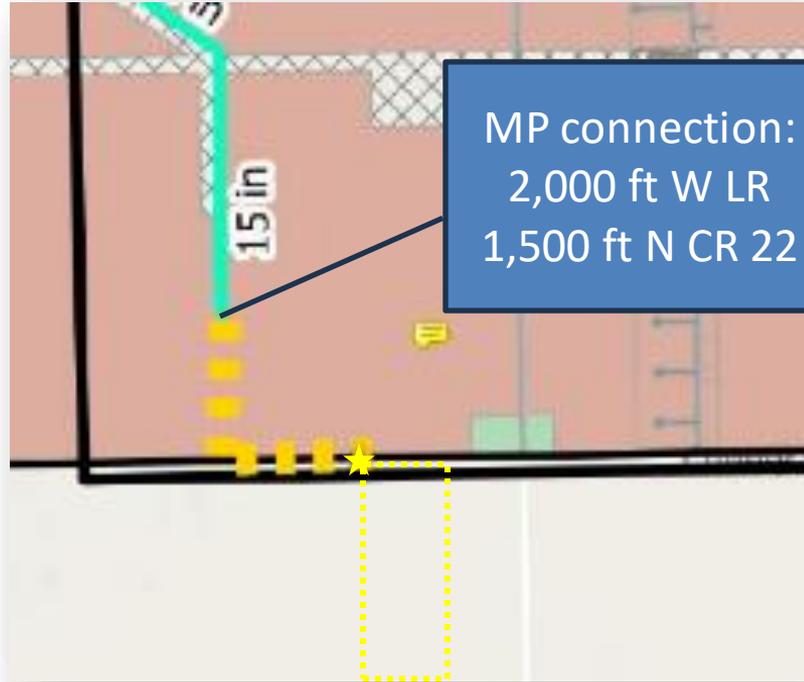
PAPE-DAWSON ENGINEERS
 1000 BAYVIEW BLVD, SUITE 1000 | HOUSTON, TEXAS 77058 | TEL: 281.440.1100
 1000 BAYVIEW BLVD, SUITE 1000 | TEXAS SPRING, TEXAS 75791

London Area Sanitary Sewer Planning
 CITY OF CORPUS CHRISTI

JOB NO. 12183-00
 DATE Sep 2023
 DESIGNER AA
 DRAWN AA
 CHECKED AA
 SHEET 1.0



Nearest Master Planned Facilities



- A cost estimate connecting to the nearest Master Plan connection point has not been provided
- A Master Plan Amendment request has not been submitted for review to city staff



UDC 3.8.3.D.

Applicable Factors for Consideration

The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code; √

The conditions that create the need for the waiver shall not generally apply to other property in the vicinity. X

Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or -

The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code. √



Staff Findings

Cost estimate is not valid and should not be considered

Existing wastewater services are more than 1,000 feet of the subdivision

Not reasonably accessible

Eligible for waiver



Staff Recommendation

Staff recommends **approval** of the waiver from wastewater construction.

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.
